



664 m<sup>2</sup>

Spálená, Praha 1 - Nové Město

28 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6758	Price	28 EUR per m2 / month
Address	Spálená, Praha 1 - Nové Město	Type	Offices
Usable area	664 m <sup>2</sup>	Parking	No
Energy performance of the building	G - Extremely uneconomical	Floor	7th floor
Lift	Yes	Date to move in	26. 9. 2025

## About real estate

We offer for rent an exclusive office in the Quadrio building, on the 4th floor, with an area of 664 sqm and terraces overlooking Prague Castle. Quadrio is a top-class office complex in the dynamic heart of Prague, combining a modern working environment with a first-class shopping center with 60 stores, restaurants, and everyday services. Its location in the vibrant city center and close to key transport links (Národní třída metro station, Spálená tram stop) makes Quadrio the ideal address for your business.

This multifunctional complex not only provides offices that meet the highest standards, but also offers a variety of opportunities for relaxation and entertainment, making the working day all the more enjoyable. The modern design and innovative architecture make Quadria a visually attractive and functional place that meets current trends in the working environment and lifestyle.

Quadrio tenants enjoy an exclusive bonus – access to a rooftop terrace with breathtaking panoramic views of Prague's historic center, including the majestic silhouette of Prague Castle. Effective work is supported by the latest technologies and smart solutions that ensure comfort, safety, and economic efficiency.

Quadrio offers a total of 17,000 m<sup>2</sup> of office space, which, thanks to its well-thought-out layout and modern technological features, exceeds the standards of typical Class A buildings in Prague 1. So if you are looking for spacious and modernly equipped offices in the heart of the metropolis, Quadrio is the right choice for you and your company.

Rental price list:

- Office space: EUR 27.50/m<sup>2</sup>/month
- Service charges: CZK 172/m<sup>2</sup>/month + VAT + direct media consumption
- Terrace: CZK 275/m<sup>2</sup>/month + VAT
- Parking space: EUR 330/month + VAT + service fee CZK 850/PS/month + VAT

Available from Q1/2025.